

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**25 Reid Place, Dunfermline, KY12 9FL**  
Offers Over £224,950





Immaculately presented semi detached villa built by Bellway Homes in 2022 enjoying a pleasant location within much sought after modern development. Entrance Hall, Downstairs WC, Lounge, Contemporary Dining Kitchen, 3 Bedrooms (Built in wardrobes), Bathroom. Gas central heating. Double glazing. Solar panels. Lovely gardens to front and rear. Modern decor throughout. Move in condition. Internal viewing a must! Great Energy efficiency. EPC -B. Council tax - E. Freehold.



## LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace Museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## PROPERTY - MODERN SEMI DETACHED VILLA

- Entrance Hall
- Downstairs WC
- Lounge
- Stylish dining kitchen (French doors to garden)
- 3 Bedrooms (Built in wardrobes)
- Bathroom
- Double glazing
- Gas central heating
- Solar panels
- Attractive gardens to front and rear
- Driveway for 2 cars
- Modern decor
- Pristine condition

## ACCOMMODATION

### Hall

With door to WC and Lounge.

### WC 2.00 m x 0.80 m / 6'7" x 2'7"

Fitted with a modern white suite. Front.

### Lounge 5.00 m x 3.50 m / 16'5" x 11'6"

This is a lovely, bright lounge. Stairs to upper level. Door to kitchen. Understairs storage cupboard. Front.

### Dining Kitchen 5.00 m x 3.10 m / 16'5" x 10'2"

Well fitted with contemporary wall and floor units with complementary worktops. French doors to garden. Rear.

### Landing

With doors to 3 bedrooms and bathroom.

### Bedroom 1 3.10 m x 3.00 m / 10'2" x 9'10"

This bright double bedroom enjoys the benefit of a double built in wardrobe with sliding doors. Front.

### Bedroom 2 3.00 m x 2.90 m / 9'10" x 9'6"

The second bedroom is also of double proportions. Built in wardrobe. Rear.

### Bedroom 3 2.30 m x 1.90 m / 7'7" x 6'3"

The third bedroom benefits from a storage cupboard. Front.

### Bathroom 2.00 m x 1.70 m / 6'7" x 5'7"

This attractive bathroom is fitted with a modern white suite set incorporating a shower set of the bath. Rear.

### Gardens

This property boasts most attractive and easily maintained areas of garden ground to the front and rear of the property. The rear garden is fully enclosed by good quality fencing offering a pet and child safe environment.

### Solar Panels

This property enjoys the benefit of Solar panels. Solar Panels capture the sun's energy and convert it into electricity to use in your home. solar panels lets you use free, renewable, low carbon electricity. You can sell surplus electricity to the grid or store it for later use.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### DRIVEWAY

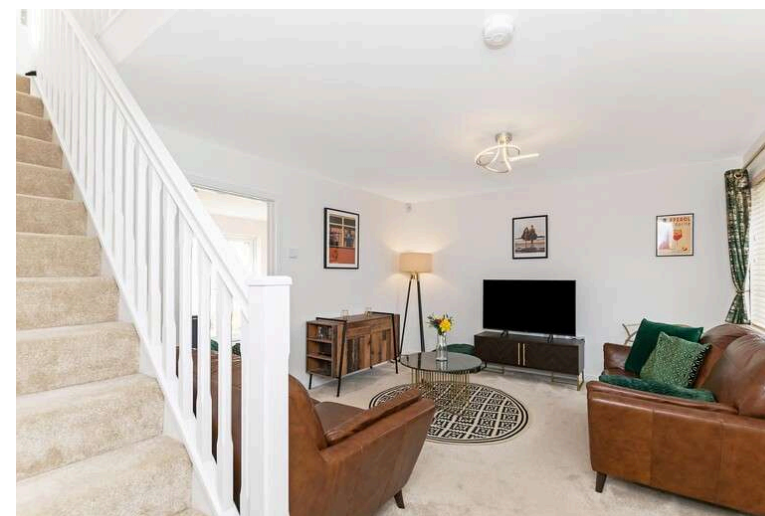
There is a Monoblock driveway which offers parking for 2 cars.

### EXTRAS

All the fitted carpets and blinds are included in the sale price.

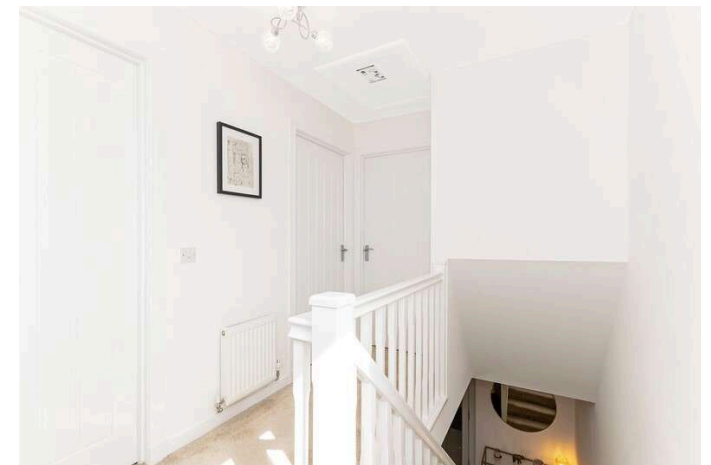
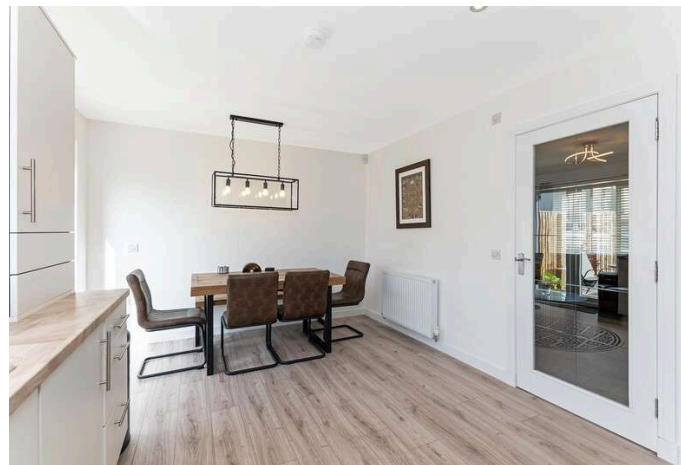
### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

















## VIEWING

Contact Ross & Connel on 01383 721156

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

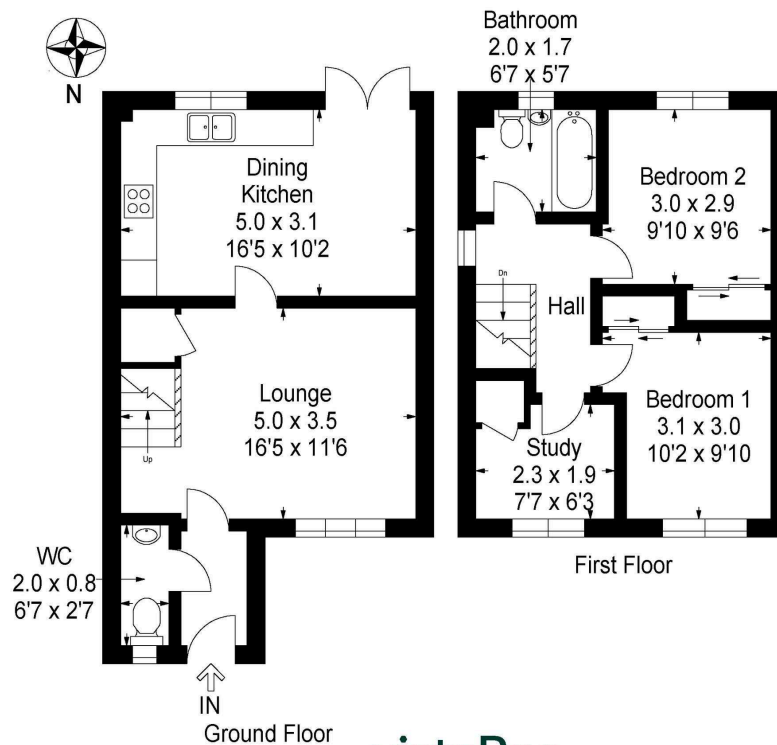
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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